

A TRACT OF LAND LOCATED IN A PORTION OF THE SE1/4 OF
SECTION 26, T2N, R68W OF THE 6TH P.M. TOWN OF FREDERICK,
COUNTY OF WELD, STATE OF COLORADO
AREA = ±133.7 ACRES



All of Lot B, Recorded Exemption No 1313-26-4-RE506 recorded May 3, 1985 in Book 1067 on File 1897 as Reception Number 02008233 of the records of Weld County Colorado and a portion of the SE1/4 of Section 26, T2N, R68W of the 6th P.M., Town of Frederick, County of Weld, State of Colorado, being more particularly described as follows:

BEGINNING at the Southeast Corner of said Section 26 from which the S1/4 Corner of said Section 26 bears, S89°36'09"W, (Basis of Bearing);

Thence S89°36'09"W, 1904.70 feet along the South Line of the SW1/4 of said Section 26 to the East Bank of the Gooding Hollow Ditch and the East Line of said Lot B;

Thence N23°06'27"W, 1370.86 feet along the said East Bank of the Gooding Hollow Ditch and the East Line of said Lot B to the Northwest Corner of said Lot B;

Thence the following seven (7) courses and distances along the said East Bank of the Gooding Hollow Ditch:

Thence N08°55'29"W, 619.26 feet;
Thence N14°36'51"W, 137.29 feet;
Thence N45°17'38"E, 201.52 feet;
Thence N60°41'11"E, 238.78 feet;
Thence N16°40'42"E, 229.04 feet;
Thence N32°34'08"W, 97.09 feet;
Thence N52°15'31"W, 71.38 feet to the North Line of the SE1/4 of said Section 26;

Thence N89°05'15"E, 1574.81 feet along the North Line of the SE1/4 of said Section 26 to the centerline of the Sullivan Ditch and the Westerly Line of that Warranty Deed granted to Jeffery N. Greenlee and Kathryn A. Wright recorded July 06, 1999 as Reception Number 2704280 of the records of Weld County Colorado;

Thence the following four (4) courses and distances along the said East Bank of the Sullivan Ditch and the Westerly Line of said Reception Number 2704280:

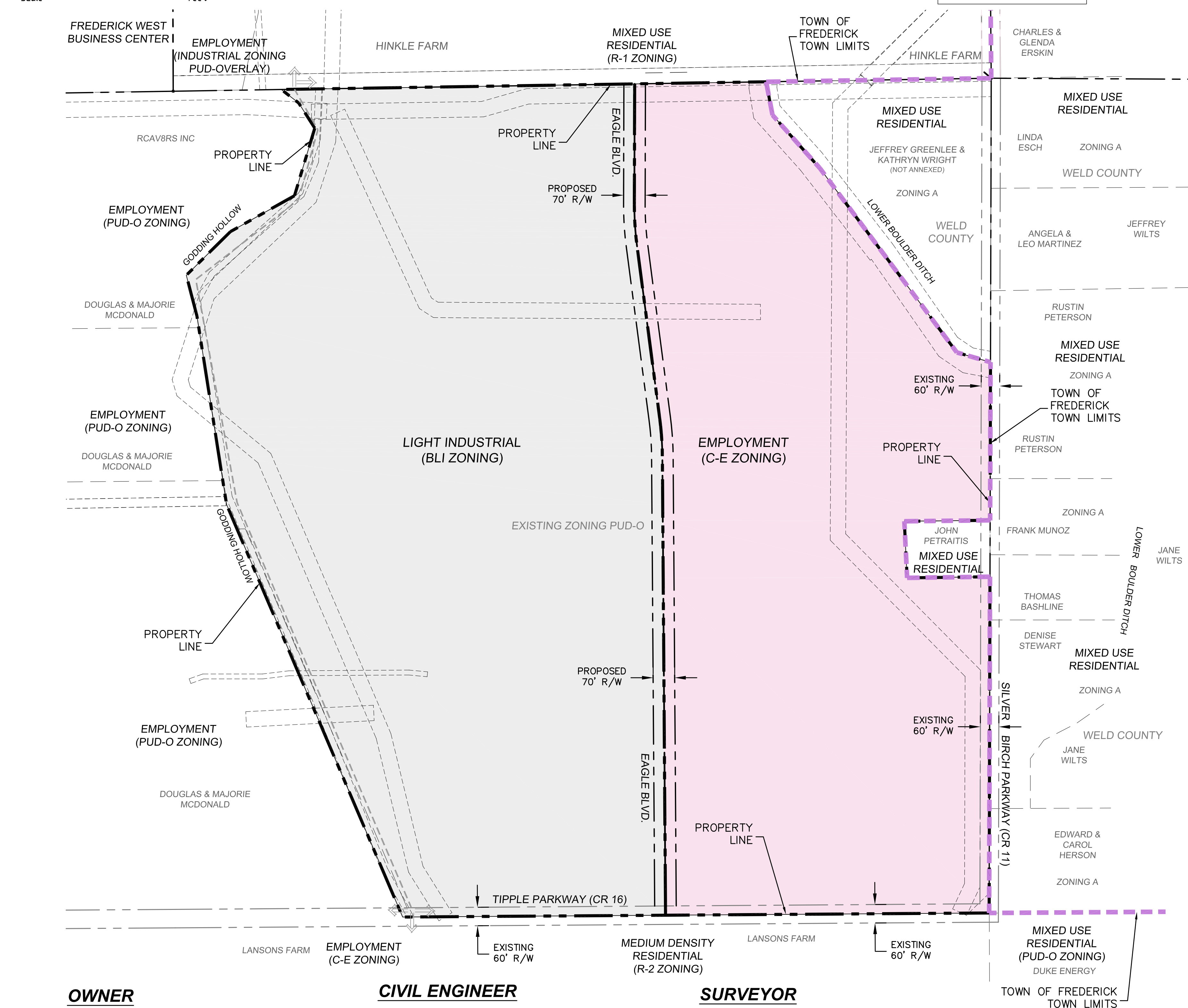
Thence S10°48'42"E, 109.99 feet;

Thence S41°40'36"E, 231.70 feet;

Thence S36°37'01"E, 745.49 feet;

Thence S00°08'33"W, 513.70 feet along the East Line of the SE1/4 of said Section 26 to the North Line of Lot A, said Exemption No 1313-26-4--RE506;
Thence S89°20'31"W, 278.65 feet along the North Line of said Lot A to the Northwest Corner thereof;
Thence S02°49'55"E, 184.07 feet along the West Line of said Lot A to the Southwest Corner thereof;
Thence N89°12'54"E, 269.11 feet along the South Line of said Lot A to the East Line of the SE1/4 of said Section 26;
Thence S00°08'33"W, 1092.40 feet along the East Line of the SE1/4 of said Section 26 to the Southeast Corner thereof and the POINT OF BEGINNING.

Thus described tract contains 133.712 acres, more or less (\pm),



WH GRANT ENTERPRISES
275 S. MAIN STREET, SUITE 201
LONGMONT, COLORADO 80502
PHONE: 303.776.3100

JLB ENGINEERING CONSULTANTS
JAMES BLANKENSHIP, PE, PRINCIPAL
743 PEAR COURT
LOUISVILLE, COLORADO 80027
PHONE: 303-604-1634

KERVIN INC. SURVEYING
MIKE KERVIN, PLS
8790 W. COLFAX AVE., SUITE 20
LAKEWOOD, COLORADO 80215
PHONE: 303-462-1063